

**CITY OF SEQUIM
PLANNING COMMISSION MINUTES
SEQUIM CIVIC CENTER
152 WEST CEDAR STREET
SEQUIM, WA
AUGUST 8, 2016**

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL:** PC:
Mahalick, Protze, Wiseman, Wendt, Janisse.

Commissioners present: Mahalick, Protze, Wiseman and Janisse; Wendt was excused.

2. **APPROVAL OF MINUTES:** July 19, 2016 - deferred to Aug. 16, 2016 meeting

Public Comment for items not on the agenda.

Robert Cain, 33 Mockingbird Lane, attended the neighborhood meeting for the Legacy Ridge Subdivision and asked about the location of the subdivision. Hugo said the first phase primarily fronts on 7th. Cain said the Council minutes of June 27, p. 2, indicated Council had a meeting with the developer. Cain had concerns about comments in the meeting indicating what was said at the meeting for the public would not be addressed in the public hearing. Hugo stated Legacy Ridge will be coming back for Planning Commission review. The proponents held the meeting to get information out to the public. It is not a "City hosted" event so it is not in the City record. Stormwater will be addressed by the City. It hasn't come forward yet because they have not submitted a proper plan. Legacy Ridge is vested to the prior to the new Comp Plan and falls under the old zoning code.

3. **PUBLIC MEETINGS:**

- a. Zoning code update: Text amendments to SMC 18.16.050 Boundary interpretation; 18.20.010 Establishment of districts; 18.20.020 Residential districts and uses; Table 18.44.020(C) - Bulk, Dimensional and General Requirements: Residential; 18.44.060 Road classifications; and 18.59.020 Residential garage, carport, shop, covered areas, and similar accessory structures to establish new R4-8 Single-Family Residential zone; and R-II, III, and IV map changes to new R4-8 Zone (recommendation to Council)

Public Comment:

Nancy Booth, 2489 Silver Oak, Palm Springs, CA, spoke about their property at N. Sequim Avenue and Port Williams Road. They recently became aware of potential rezoning of the property; she spoke about her concern for the change of the zoning. Her parents are Fred and Mary Booth. She respectfully requests the neighborhood zoning remain with the property.

Hugo stated on the land use plan Council adopted that the prior commercial corner was removed due to the Comp Plan policies. The change was rationalized in the Comp Plan. The time to object to that would have been when the Comp Plan was being revised by Council. Each year you can revisit the Comp Plan and if there is a need for change, you can apply to be put onto the docket for review in February. This process is according to state law.

Katie Gillis, real estate broker at Professional Real Estate in Sequim, stated she also was an appraiser for 16 years in Sequim. She had a client who built near the area is sorry because he hears traffic constantly. If the neighborhood builds out it will carry more traffic. If you make the corner residential instead of commercial, noise will be worse. From an appraisal standpoint the highest and best use of that area is as commercial, not as residential. The goal is to maximize property values, property appeal, and property functionality would be to develop the corner as commercial property accessible by pleasant avenues from the back side, avenues of accessibility. It would blossom to the adjoining corners. It would encourage people to walk and could be a user friendly area. In the Comp Plan it would help to make that a centerpiece example.

Thomas Booth, 4526 Pleasant Glade Road NE, Olympia, WA, stated some things he was going to say has already been said. He feels it is a safety issue with residential in that corner with fences obstructing views of drivers in the area. He feels commercial is the best use for the corner.

Hugo said the decision of the future land use was made last October, this is an implementation to meet the requirement under state law for consistency. If there are 2 intersecting arterials it needs to be commercial area. There are dozens of areas that need to be rezoned. Three corners at this intersection are already commercial. These are well-known planning policies around the country. He explained the reasoning for the change in the zoning. Zoning needs to follow the plan by law. Next year a Comp Plan amendment could be made. There is nothing in the plan to keep the area of Sequim Avenue and Port Williams Road the same as it is today. If there are problems with this designation, the Comp Plan needs to be changed.

Janisse asked if anyone has been recent interest in the property.

Hugo indicated recently there had been a party that had interest. It was primarily about residential, not commercial.

Andrea Gillis, Professional Real Estate, who has had the Booth property for sale for several years, stated the initial buyer is highly interested in the commercial property at that corner. She was not privy to any conversation with Hugo, but both buyers are interested in the commercial part of the property.

Hugo stated he isn't sure they were aware of what the Comp Plan indicates for that area. A Comp Plan amendment could occur next year.

Katie Gillis stated Ron Gillis indicated the buyer is interested in the commercial development of the corner. You may want to gather that information. The owner's plan hinges on the commercial corner and neighborhood center that would be an asset to the neighborhood. She would hate for the City to miss this opportunity. We want neighborhood behind the commercial center. As a developer he will not be comfortable delaying the ability to plan the corner and execute it some time in the future if the land is not zoned properly.

Nancy Booth read part of an email from Ron Gillis. The buyer will be scheduling more in-depth meetings with the City. The commercial corner is important to the development of the property. It seems like a win-win if he can get the commercial corner.

Wiseman said it seems we have a developer's plan that has not been presented to the City. This looks like something we may want to look at in the future, but the process will require a more formal presentation.

Hugo reminded the Commission you are not reviewing a proposal, it is area-wide rezoning to make it consistent with the future land map. Unless there is an error from the existing zoning map to the new zoning map, you need to have zoning consistency.

Mahalick said during the discussions of the land use map and the Comp Plan there were concerns about what could happen if we don't like it down the road. The Commission is being told they have to approve what is before them at this time, it is the way the statute is written. There is a developer that may be interested in the property but it would have to come back as a Comp Plan amendment next February to change the zoning. Council may approve the zoning map tonight.

Hugo said there needs to be discussions about the two pages of the Comp Plan as written. The map is supposed to reflect the policies. If the map is to be changed, the policies should be rewritten.

Andrea Gillis said for clarity if the Booths come back in February and ask for a revisit would it be for all of the commercial areas or just to the Booth property.

Hugo said there cannot be exceptions under law, whatever is established in our local plans, if the argument is that this intersection is two arterials, then we should look at all intersections of arterials and make them commercial. There was a zoning change sign up for 6 months in this area. The plan was adopted and the map was there - there is a way for changes to be made in February. That is why there is 2 pages of this written in the Plan. Hugo said the zoning sign was up for 6 months in the area. The facts are the facts; the Plan was adopted; there is a way to change it in February.

Motion to recommend enactment by the City Council of proposed revisions to the Official Zoning Map for the R4-8 zone classification consistent with the Single Family Residential land use presented on the FLUM of the Comprehensive Plan and policy directions of the Comprehensive Plan by Protze; second by Wiseman. Unanimously approved.

Public Meeting closed.

5. DIRECTOR'S REPORT


a. Pending PC vacancies - activate Selection Committee

We have two vacancies on the Commission. The interview committee will be Mayor, Chair and Hugo.

6. ADJOURNMENT

Motion to adjourn by Wiseman; second by Janisse. Unanimous.

Respectfully submitted,



Roberta J. Usselman, MMC
Deputy City Clerk



Karen Mahalick
Chair